

A



LAND MANAGEMENT DIVISION

Measure 37 Claim Form

125 E 8th AVENUE, EUGENE OR 97401 PLANNING: 682-3807

For Office Use Only: FILE # CODE: PLN-M37 FEE: \$850

This completed form, supporting documentation and processing fee must be submitted to the Lane County Land Management Division for all claims subject to the provisions added to ORS Chapter 197 by Ballot Measure 37 (November 4, 2004), to be considered for compensation under LC 2.700 through 2.770. In all cases, the applicant has the burden of demonstrating, with competent evidence, that all applicable criteria are met and the applicant would be entitled to compensation if the land use regulation continues to apply.

LOCATION

① 16 02 24 1209 / ② 16-02-23-00-1301
Township Range Section qtr section Taxlot

91947 Marcola Rd Springfield OR 97478
Site address

Applicant (print name): Emily J Eymann and Penn

Mailing address: 91947 Marcola Rd Springfield OR 97478

Phone: 541-933-2867 Email:

Applicant Signature: Emily J Eymann

Agent (print name): Penny Jordan

Mailing address: 91947 Marcola Rd Springfield OR 97478

Phone: 541-933-2867 Email: handpJordan@epud.net

Agent Signature: Penny Jordan

Land Owner (print name): Emily J. Eymann

Mailing address: 91947 Marcola Rd Springfield OR 97478

Phone: 541-933-2867 Email:

Land Owner Signature: Emily J Eymann

By signing this application, the applicant, agent and landowner(s) certify the following: I (we) have completed all of the attached application requirements and certify that all statements are true and accurate to the best of my (our) knowledge and belief. I am (We are) authorized to submit this application on behalf of all those with an interest in the property and all the owners(s) agree to this claim as evidenced by the signature of those owners. (Include additional signatures as necessary.)

Entry by County or its designee upon the subject property is authorized by the owner(s) and the owner(s) consent to the application for claims under provisions added to ORS Chapter 197 by Ballot Measure 37 (November 4, 2004).

What relief is being sought? Are you requesting monetary compensation or a waiver of a land use regulation(s)? If a waiver is desired, what is the desired use and/or how do you want to develop the property?

- 1. Removal of medical hardship requirement = allow Penny to ~~live~~^{stay} where she is at
- 2. Waiver of E40 land use laws: we want the right to sell less than 1 acre lots so that the rest of the property can continue to be farmed

APPROVAL CRITERIA

Lane Code 2.740(1)

The County Administrator shall make a determination as to whether the application qualifies for Board compensation consideration. An application qualifies for compensation consideration if the applicant has shown that all of the following criteria are met:

- (a) The County has either adopted or enforced a land use regulation that restricts the use of private real property or any interest therein;
- (b) The restriction on use has the effect of reducing the fair market value of the property or any interest therein, upon which the restriction is imposed;
- (c) The challenged land use regulation was adopted, enforced or applied after the current owner of the property (the applicant) became the owner; and
- (d) The challenged regulation is not an exempt regulation as defined in LC 2.710.

Answer the following questions. Attach additional pages if necessary.

- What land use regulation(s) has been enacted since the current owner acquired the property that reduced the fair market value of the property?
- How has the identified regulation(s) reduced the fair market value of the property?
- What evidence are you providing that demonstrates the value reduction? Explain the evidence.

LC 16.212 all (1)(2)(3)(4)(5)(6)(7)(8)
LC 16.212 (5)(d)

Cannot divide property to sell small parcels which sell for more
Cannot allow Penny to have home on current legal lot without medical hardship

See attachments

B



First American

First American Title Insurance Company of Oregon

600 Country Club Road

Eugene, OR 97401

Phone: (541)484-2900 / Fax: (541)484-7321

PR: NWEST

Ofc: 7199 (2539)

Final Invoice

To: Real Estate Valuations Northwest Reich, Broughton & Assoc.,
Inc.
1234 High Street
Eugene, OR 97401

Invoice No.: 71997229
Date: 05/02/2007
Our File No.: 7199-1032551
Title Officer: Mike Rutherford / MGRUTHERFO
Escrow Officer: /
Customer ID: AD4038130

Attention: Ken Broughton

Your Reference No.:

RE: Property:
, OR

Liability Amounts
Owners:
Lenders:

Buyers:
Sellers: Richard O. Eymann, Emily J. Eymann

Description of Charge	Invoice Amount
Measure 37 Lot Book Service	\$550.00

INVOICE TOTAL **\$550.00**

Comments:

Thank you for your business!

*To assure proper credit, please send a copy of this Invoice and Payment to:
Attention: Accounts Receivable Department
600 Country Club Road
Eugene, OR 97401*

253.56



First American

First American Title Insurance Company of Oregon
600 Country Club Road
Eugene, OR 97401
Phn - (541)484-2900
Fax - (541)484-7321

LANE COUNTY TITLE UNIT

FAX (541)484-7321

Title Officer: **Mike Rutherford**

(541)484-2900

MEASURE 37 LOT BOOK SERVICE

Real Estate Valuations Northwest Reich,
Broughton & Assoc., Inc.
1234 High Street
Eugene, OR 97401

Order No.: 7199-1032551

May 02, 2007

Attn:
Phone No.: (541)687-0998 - Fax No.: (541)687-1138
Email:

Re:

Fee: \$550.00

We have searched our Tract Indices as to the following described property:

The land referred to in this report is described in Exhibit A attached hereto.

and as of April 26, 2007 at 8:00 a.m.

We find that the last deed of record runs to

Richard O. Eymann and Emily J. Eymann, husband and wife

We also find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. The assessment roll and the tax roll disclose that the within described premises were specially zoned or classified for Farm use. If the land has become or becomes disqualified for such use under the statute, an additional tax or penalty may be imposed.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
3. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Parson's Creek.

4. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Parson's Creek or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
5. Easement, including terms and provisions contained therein:
 Recording Information: December 20, 1999, Reception No. 1999-102409
 In Favor of: Emerald People's Utility District
 For: right of way
6. Environmental Management Easement, including terms and provisions thereof.
 Recorded: April 27, 2001, Reception No. 2001-024574
7. Temporary Construction Easement, including terms and provisions thereof.
 Recorded: April 27, 2001, Reception No. 2001-024575
8. Line of Credit Trust Deed, including the terms and provisions thereof, given to secure an indebtedness of up to \$125,000.00
 Grantor: Richard O Eymann and Emily J Eymann
 Beneficiary: U. S. Bank, National Association
 Trustee: U. S. Bank Trust Company, National Association
 Dated: December 27, 2004
 Recorded: January 27, 2005
 Recording Information: 2005-006516
 (Purports to affect a portion of said land)

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We also find the following unpaid taxes and city liens: NONE

In our search for recorded deeds to determine the vestee herein we find the following:

Title of Conveyance: Warranty Deed
 Recorded: December 22, 1953
 As: 19621
 Grantor: Harold W. Rugh
 Grantee: Richard O. Eymann and Emily J. Eymann, husband and wife, as tenants by the entirety

Title of Conveyance: Warranty Deed
 Recorded: May 21, 1958
 As: Reel 115, Reception No. 39332
 Grantor: James R. Bell and Alice B. Bell, husband and wife
 Grantee: Richard O. Eymann and Emily J. Eymann, husband and wife, as tenants by the entirety

First American Title

Title of Conveyance: Warranty Deed
Recorded: August 16, 1973
As: Reel 651R, Reception No. 73-37690
Grantor: Winslow Associates, Oregon Ltd.
Grantee: Richard O. Eymann and Emily J. Eymann, husband and wife

Title of Conveyance: Warranty Deed
Recorded: August 16, 1973
As: Reel 651R, Reception No. 73-73691
Grantor: Winslow Associates, Oregon Ltd.
Grantee: Richard O. Eymann and Emily J. Eymann, husband and wife

Title of Conveyance: Memorandum of Contract - Assignment
Recorded: August 16, 1973
As: Reel 651R, Reception No. 73-37693
Assignor: Winslow Associates, Oreg. Ltd, a limited partnership
Assignee: Richard O. Eymann and Emily J. Eymann

Title of Conveyance: Warranty Deed
Recorded: December 29, 1975
As: Reel R775, Reception No. 75-56820
Grantor: Winslow Associates, Oreg. Ltd, a limited partnership
Grantee: Richard O. Eymann and Emily J. Eymann, husband and wife

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listing do to include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Measure 37 Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

Exhibit "A"

Real property in the County of Lane, State of Oregon, described as follows:

PARCEL 1:

BEGINNING AT A POINT ON THE NORTH LINE OF THE ALFRED ALLEN DONATION LAND CLAIM NO. 40, TOWNSHIP 16 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, 2025.98 FEET EAST OF THE NORTHWEST CORNER OF SAID CLAIM AND RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID CLAIM, 1939.96 FEET TO THE NORTHEAST CORNER THEREOF, THENCE SOUTH ALONG THE EAST LINE OF SAID CLAIM, 450.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD (AND THIS BEING THE POINT OF BEGINNING OF TRACT CONVEYED TO C. M. MILLER AND WIFE, BY INSTRUMENT RECORDED IN VOLUME 155, PAGE 201 LANE COUNTY OREGON DEED RECORDS, LANE COUNTY, OREGON, THENCE ALONG THE SAID MILLER TRACT, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 80° 00' WEST ALONG THE SOUTHERLY LINE OF COUNTY ROAD, 760.0 FEET; THENCE SOUTH 15° 10' EAST 947.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY'S RAILROAD; THENCE SOUTH 65° 49' WEST ALONG THE SOUTHERLY LINE OF SAID RAILROAD 438.0 FEET; THENCE SOUTH 12° 36' EAST 843.0 FEET TO THE CENTERLINE OF MOHAWK RIVER; THENCE LEAVING SAID MILLER TRACT AND RUNNING THENCE SOUTHWESTERLY ALONG THE CENTER OF SAID MOHAWK RIVER TO A POINT DUE SOUTH OF A POINT; 20.88 CHAINS EAST OF THE NORTHWEST CORNER OF SAID DONATION LAND CLAIM NO. 40, THENCE NORTH PARALLEL TO THE WEST LINE OF SAID DONATION LAND CLAIM NO. 40 TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD (SAID POINT BEING THE SOUTHWEST CORNER OF TRACT OF LAND CONVEYED TO WILLIAM B. FARRIER AND WIFE, BY INSTRUMENT RECORDED IN VOLUME 147, PAGE 364, LANE COUNTY OREGON DEED RECORDS, IN LANE COUNTY, OREGON); THENCE NORTH 80° 00' EAST ALONG SAID COUNTY ROAD, TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 760.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

EXCEPTING THEREFROM: THAT PORTION CONVEYED TO THE SOUTHERN PACIFIC COMPANY FOR RAILROAD PURPOSES AS SET FORTH IN INSTRUMENT RECORDED ON AUGUST 31, 1899 IN VOLUME 47, PAGE 514, LANE COUNTY OREGON DEED RECORDS, IN LANE COUNTY, OREGON.

ALSO EXCEPTING: THAT PORTION LYING NORTHERLY OF COUNTY, ROAN NO. 20.

ALSO EXCEPTING: THOSE PORTIONS LYING WITH THE BOUNDS OF THE COUNTY ROADS.

ALSO EXCEPTING: ANY PORTION THEREOF LYING EAST OF THE CENTER OF PARSON'S CREEK, OF THAT PART LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE THE RAILROAD RIGHT OF WAY AND SOUTH OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 20.

ALSO EXCEPTING: THAT PORTION CONVEYED TO LANE COUNTY BY DEED RECORDED APRIL 27, 2000, RECEPTION NO. 2000-023694, OFFICIAL RECORDS OF LANE COUNTY, OREGON.

PARCEL 2:

BEGINNING AT THE NORTHEAST CORNER OF THE HANDERSON HARDESTY DONATION LAND CLAIM NO. 37, SECTION 25, TOWNSHIP 16 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE WEST 26.80 CHAINS; THENCE NORTH 28° 40' WEST 16.41 CHAINS TO THE TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND, THENCE ALONG THE TRACT OF LAND BEING SOLD TO WEYERHAEUSER TIMBER CO., NORTH 75° 30' EAST 205.6 FEET, THENCE NORTH 18° 58' 30" EAST 919.3 FEET; NORTH 55° 53' EAST 1575.5 FEET AND NORTH 291.0 FEET TO THE CENTER OF THE MOHAWK RIVER; THENCE LEAVING SAID WEYERHAEUSER TRACT AND RUNNING SOUTHWESTERLY ALONG THE CENTER OF SAID MOHAWK RIVER, TO A POINT SOUTH 70° 50' WEST OF THE POINT OF BEGINNING, THENCE NORTH 70° 50' EAST TO THE POINT OF BEGINNING.

EXCEPTING: ALL THAT PORTION THEREOF LYING WITHIN THE BOUNDARIES OF SECTION 23, SAID TOWNSHIP AND RANGE.

PARCEL 3:

BEGINNING AT A POINT 7560.3 FEET NORTH AND 7639.3 FEET EAST OF THE SOUTHWEST CORNER OF THE ROBERT MCGOWAN DONATION LAND CLAIM NO. 43, TOWNSHIP 16 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY RAILROAD WITH THE EAST LINE OF THE WILLIAM ALLEN DONATION LAND CLAIM NO. 41, TOWNSHIP 16 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, AND RUNNING THENCE SOUTH 0° 21' 1/2" WEST 1068.5 FEET TO THE SOUTHEAST CORNER OF SAID DONATION LAND CLAIM NO. 41, THENCE ON NAME COURSE, SOUTH 0° 21' 1/2" WEST 313.4 FEET TO THE RIGHT BANK OF THE MOHAWK RIVER; THENCE UP SAID RIGHT BANK 6 COURSES AS FOLLOWS; NORTH 47° 10' EAST 224.3 FEET; NORTH 69° 39' EAST 225.5 FEET; NORTH 85° 32' EAST 239.0 FEET; SOUTH 70° 33' EAST 98.8 FEET; NORTH 85° 54' EAST 386.4 FEET; NORTH 61° 43' EAST 322.9 FEET; THENCE LEAVING SAID RIGHT BANK, NORTH 0° 23' EAST 1596.7 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY RAILROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 66° 04' WEST 1508.8 FEET TO THE POINT OF BEGINNING, IN LANE COUNTY, OREGON.

PARCEL 4:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE WILLIAM ALLEN DONATION LAND CLAIM NO. 41, IN TOWNSHIP 16 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, 4.15 CHAINS EAST OF THE SOUTH SOUTHWEST CORNER THEREOF AND RUN THENCE NORTH 45° WEST 4.28 CHAINS TO THE SOUTHERLY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY, THENCE NORTH 66° EAST 32.28 CHAINS ALONG SAID RAILROAD RIGHT OF WAY TO THE EAST LINE OF SAID DONATION LAND CLAIM; THENCE SOUTH 16.39 CHAINS TO THE SOUTHEAST CORNER THEREOF; THENCE WEST 25.85 CHAINS ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING.

PARCEL 5:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF THE SOUTHERN PACIFIC COMPANY'S RAILROAD RIGHT OF WAY, WHICH POINT IS 22.18 CHAINS NORTH 66° EAST FROM A POINT 5.82 CHAINS NORTH 45° WEST FROM A POINT ON THE SOUTH LINE OF THE WILLIAM ALLEN DONATION LAND CLAIM NO. 41, IN TOWNSHIP 16 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, WHICH LAST MENTIONED POINT IS 4.15 CHAINS EAST OF THE SOUTH SOUTHWEST CORNER OF SAID DONATION LAND CLAIM AND FROM SAID BEGINNING POINT RUN NORTH 30° 15' WEST 17.63 CHAINS TO THE CENTER LINE OF THE COUNTY ROAD KNOWN AS THE MOHAWK ROAD; THENCE ALONG SAID CENTER LINE OF SAID COUNTY ROAD, NORTH 59° EAST TO THE EASTERLY LINE OF SAID DONATION LAND CLAIM NO. 41; AND THENCE SOUTH ALONG SAID EASTERLY LINE TO THE NORTHERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC COMPANY'S RAILROAD RIGHT OF WAY AND THENCE SOUTH 66° WEST ALONG SAID NORTHERLY LINE OF SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING, ALL IN CLAIM NO. 41, IN TOWNSHIP 16 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN, LANE COUNTY, OREGON.

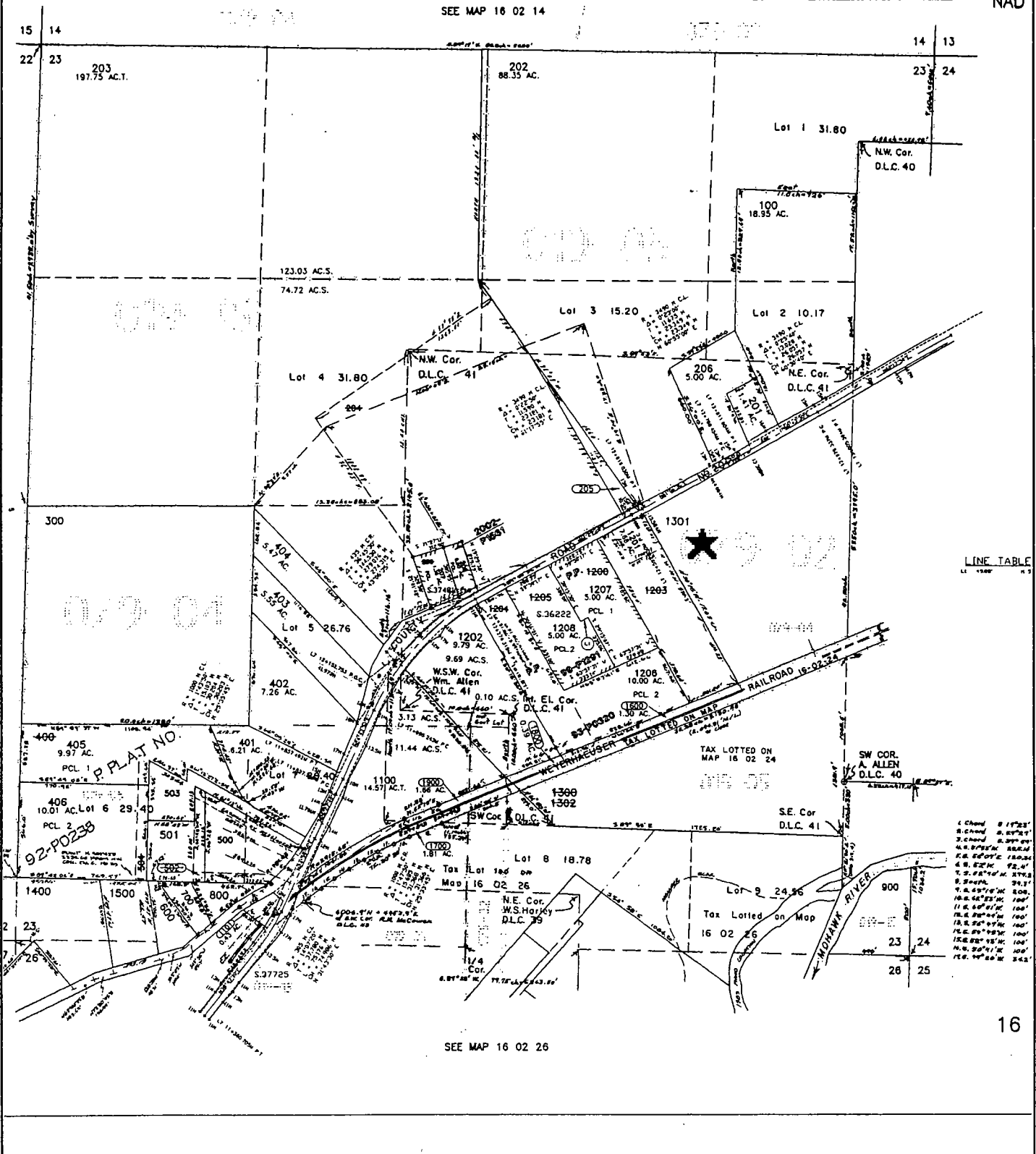
Tax Parcel Number: 0034684 and 1668621 and 1668639 and 4187488

ASSESSMENT
TAXATION
ONLY

SEC. 23 T.16S. R.2W. W.M.
LANE COUNTY
SCALE 1" = 400'

DATE	REVISION	EXPLANATION
11/12/08	FIG. 141 INTO ROAD	LEGATE
11/12/08	FIG. 141 INTO PP. WEYHUSEN	LEGATE
11/12/08	FIG. 141 INTO PP. WEYHUSEN	LEGATE
11/12/08	FIG. 141 INTO PP. WEYHUSEN	LEGATE
11/12/08	FIG. 141 INTO PP. WEYHUSEN	LEGATE
11/12/08	FIG. 141 INTO PP. WEYHUSEN	LEGATE
11/12/08	FIG. 141 INTO PP. WEYHUSEN	LEGATE
11/12/08	FIG. 141 INTO PP. WEYHUSEN	LEGATE
11/12/08	FIG. 141 INTO PP. WEYHUSEN	LEGATE
11/12/08	FIG. 141 INTO PP. WEYHUSEN	LEGATE

16
NAD



THIS MAP IS PROVIDED AS A COURTESY OF WESTERN PIONEER TITLE COMPANY

THIS COPY OF ASSESSOR'S MAP IS PROVIDED SOLELY TO ASSIST IN LOCATING SUBJECT PROPERTY. NO LIABILITY IS ASSUMED FOR DISCREPANCIES IN THIS MAP AS OUTLINED AND THE ACCOMPANYING LEGAL DESCRIPTION.

MAP # 16 02 23 00 01301 000

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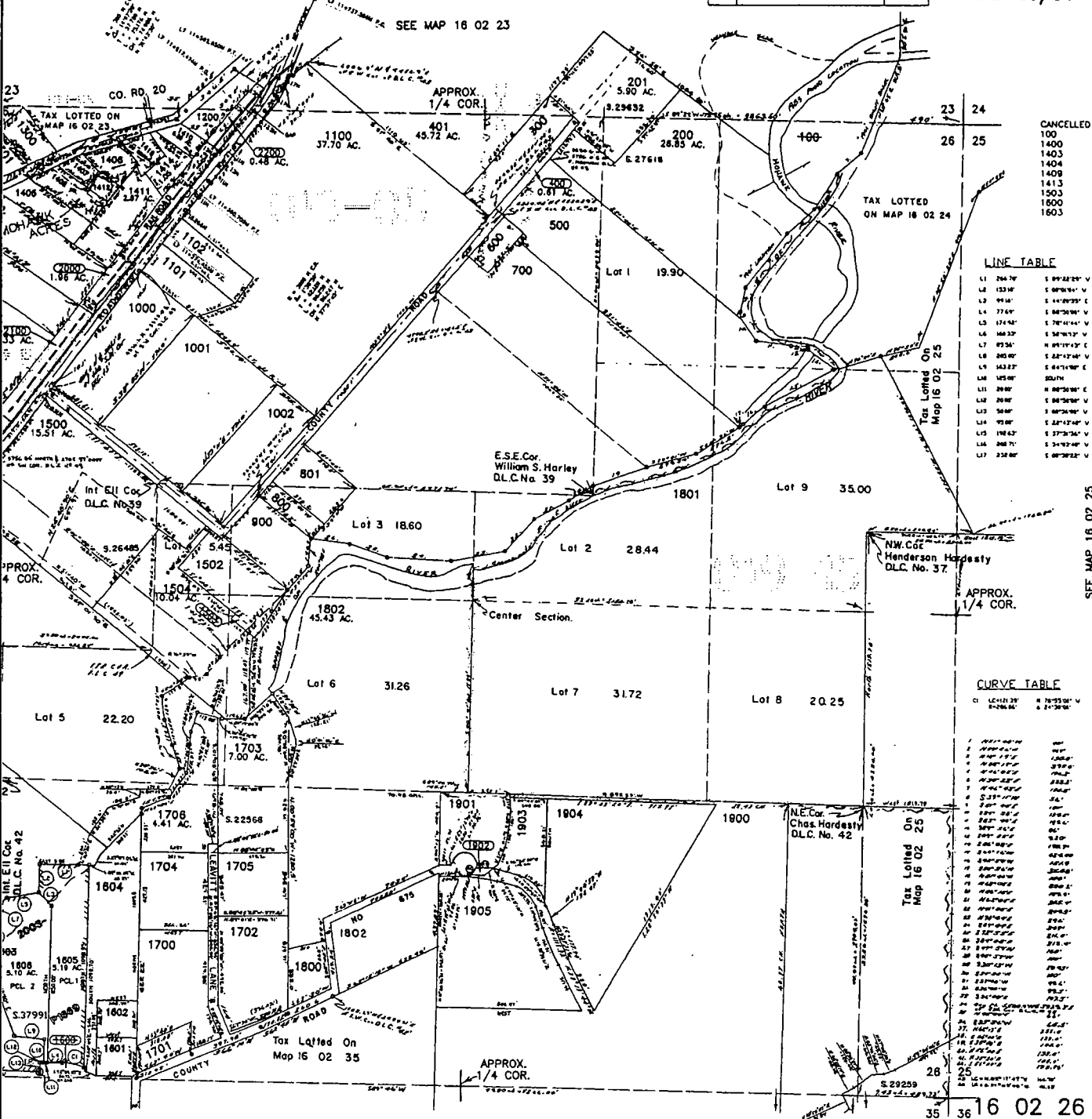
SECTION 26 T.16S. R.2W. W.M.
LANE COUNTY

SCALE 1" = 400'

DATE	REASON	OFFICER
12/25/81	PLAT FOR THE FIRST TIME	LEAVITT
1/28/82	PLAT FOR THE SECOND TIME	LEAVITT
1/27/83	PLAT FOR THE THIRD TIME	LEAVITT
1/27/83	PLAT FOR THE FOURTH TIME	LEAVITT
1/27/83	PLAT FOR THE FIFTH TIME	LEAVITT

16 02 26

NAD 83/91



CANCELLED
1400
1403
1404
1409
1413
1503
1600
1603

LINE TABLE

L1	266.70'	S 89°32'25" W
L2	153.38'	S 89°30'51" W
L3	99.14'	S 44°29'25" E
L4	77.64'	S 88°30'00" W
L5	174.62'	S 70°41'44" W
L6	166.25'	S 50°49'25" W
L7	85.54'	N 09°11'25" E
L8	240.82'	S 22°12'44" W
L9	143.27'	S 44°14'00" E
L10	125.00'	SOUTH
L11	20.00'	N 88°30'00" E
L12	20.00'	S 88°30'00" W
L13	50.00'	S 88°30'00" W
L14	95.00'	S 27°30'00" W
L15	118.42'	S 37°30'00" W
L16	200.71'	S 54°32'44" W
L17	232.00'	S 60°30'00" W

CURVE TABLE

CH	CHORD	ARC	ANGLE
1	100.00'	100.00'	90.00°
2	100.00'	100.00'	90.00°
3	100.00'	100.00'	90.00°
4	100.00'	100.00'	90.00°
5	100.00'	100.00'	90.00°
6	100.00'	100.00'	90.00°
7	100.00'	100.00'	90.00°
8	100.00'	100.00'	90.00°
9	100.00'	100.00'	90.00°
10	100.00'	100.00'	90.00°
11	100.00'	100.00'	90.00°
12	100.00'	100.00'	90.00°
13	100.00'	100.00'	90.00°
14	100.00'	100.00'	90.00°
15	100.00'	100.00'	90.00°
16	100.00'	100.00'	90.00°
17	100.00'	100.00'	90.00°
18	100.00'	100.00'	90.00°
19	100.00'	100.00'	90.00°
20	100.00'	100.00'	90.00°
21	100.00'	100.00'	90.00°
22	100.00'	100.00'	90.00°
23	100.00'	100.00'	90.00°
24	100.00'	100.00'	90.00°
25	100.00'	100.00'	90.00°
26	100.00'	100.00'	90.00°
27	100.00'	100.00'	90.00°
28	100.00'	100.00'	90.00°
29	100.00'	100.00'	90.00°
30	100.00'	100.00'	90.00°
31	100.00'	100.00'	90.00°
32	100.00'	100.00'	90.00°
33	100.00'	100.00'	90.00°
34	100.00'	100.00'	90.00°
35	100.00'	100.00'	90.00°
36	100.00'	100.00'	90.00°
37	100.00'	100.00'	90.00°
38	100.00'	100.00'	90.00°
39	100.00'	100.00'	90.00°
40	100.00'	100.00'	90.00°
41	100.00'	100.00'	90.00°
42	100.00'	100.00'	90.00°
43	100.00'	100.00'	90.00°
44	100.00'	100.00'	90.00°
45	100.00'	100.00'	90.00°
46	100.00'	100.00'	90.00°
47	100.00'	100.00'	90.00°
48	100.00'	100.00'	90.00°
49	100.00'	100.00'	90.00°
50	100.00'	100.00'	90.00°

THIS MAP IS PROVIDED AS A COURTESY OF WESTERN PIONEER TITLE COMPANY

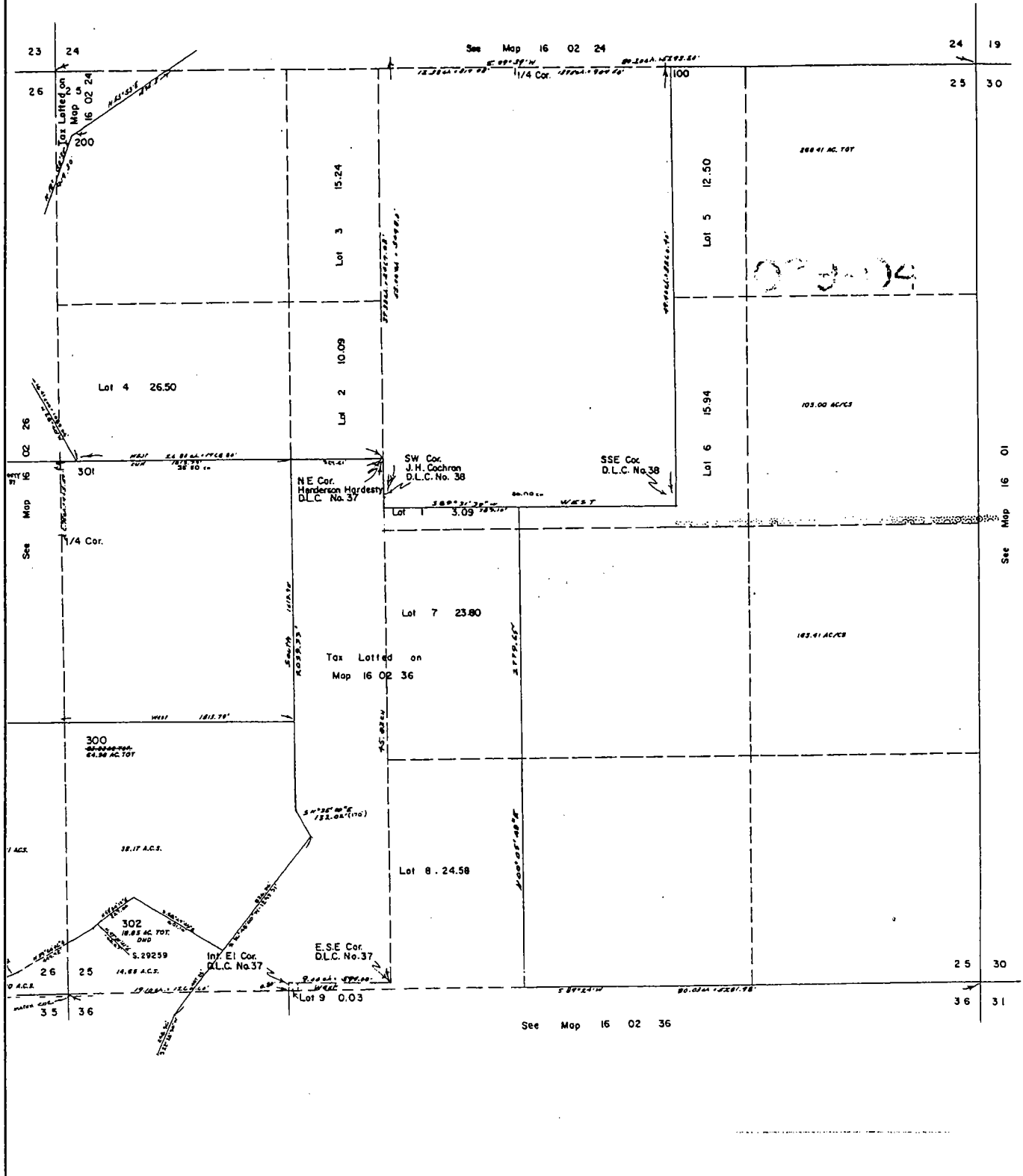
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MAP # 16 02 26

Section 25 T.16S. R.2W.W.M.

LANE COUNTY

1"=400'



THIS MAP IS PROVIDED AS A COURTESY OF WESTERN PIONEER TITLE COMPANY

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MAP # 16 02 25

.00

19621 Warranty Deed

THIS INDENTURE WITNESSETH: That Harold W. Rugh, a widower.

the Grantor, for and in consideration of the sum of Ten DOLLARS to him paid, do es hereby, bargain, sell and convey unto Richard O. Eymann and Emily J. Eymann, husband and wife, as tenants by the entirety.

the grantee, the following described premises, to-wit: Beginning at a point 7560.3 feet Forth 7639.3 feet East of the Southwest corner of the Robert McGowan Donation Land Claim No. 43 Township 16 South Range 2 West of the Willamette Meridian, said point being at the intersection of the Southerly right of way line of the Southern Pacific Company railroad with the East line of the William Allen Donation Land Claim No. 41, Township 16 South Range 2 West of the Willamette Meridian and running thence South 0°21' West 1068.5 feet to the Southeast corner of said Donation Land Claim No. 41, thence on same course South 0°21' West 313.4 feet to the right bank of the Lohawk River, thence up said right bank 6 courses as follows: North 47°10' East 224.3 feet, North 69°39' East 225.5 feet, North 85°32' East 239.0 feet, South 70°33' East 98.8 feet, North 85°54' East 386.4 feet, North 61°43' East 322.9 feet, thence leaving said right bank North 0°23' East 1596.7 feet to the Southerly right of way line of the Southern Pacific Company Railroad, thence along said Southerly right of way South 66°04' West 1508.8 feet to the point of beginning, in Lane County, Oregon. ALSO, an easement for a 20 foot roadway lying between the Southern Pacific Railroad and the old county road, the East line of which is described as follows: Beginning at a point on the North right of way of the Southern Pacific Company railroad, said point being 8329.6 feet North and 8997.0 feet East of the Southwest corner of the Rob't McGowan Donation Land Claim No. 43 Township 16 South Range 2 West of Willamette Meridian and running thence North 0°23' East 1446.8 feet to a point on the South line of the old county road, all in Lane County, Oregon.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee, their heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantee, their heirs and assigns that he is the owner in fee simple of said premises; and that they are free from all incumbrances EXCEPT, Two mortgages, including the terms and provisions thereof, Mortgage no. 1, from Harold W. & Ruth Fearce Rugh, h. & w. to The Federal Land Bank of Spokane, a corp., recorded June 28, 1946 in Lane County Ore. Itg. records under Clerk's filing #15488, to secure the payment of a note for \$4,300.00. Mortgage no. 2, from Harold W. Ruth Fearce Rugh, H. & W. to Land Bank Commissioner, recorded June 28, 1946 in Lane County Ore. Itg. records under clerk's filing #15489, to secure the payment of a note for \$700.00. and that he will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of March A. D. 1952

(SEAL) Harold W. Rugh (SEAL)
(SEAL) Richard O. Eymann (SEAL)



STATE OF OREGON, } ss.
COUNTY OF Lane }
Be it remembered that on this 15th day of March, 1952

personally came before me, a Notary Public in and for said county, the within named Harold W. Rugh, a widower.

to me personally known to be the identical person described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily for the purposes therein named.

Witness my hand and seal this day and year last above written.
My Commission expires Sept. 24, 1954

Robert J. Stewart
Notary Public for Oregon.

68852

39332 INSTRUMENT No.



WARRANTY DEED

For Value Received James R. Bell and Alice B. Bell,
husband and wife,

the grantors do hereby grant, bargain, sell and convey unto Richard O. Eymann and Emily J. Eymann, husband and wife, as tenants by the entirety

the grantee s, the following described premises, to wit:

Beginning at a point in the south line of the William Allen Donation Land Claim No. 41, in Township 16 South Range 2 West of the Willamette Meridian 4.15 chains east of the south southwest corner thereof and run thence north 45° west 4.28 chains to the southerly line of the Southern Pacific Railroad Right of Way, thence north 66° east 32.28 chains along said railroad right of way to the east line of said Donation Land Claim, thence south 16.39 chains to the southeast corner thereof, thence west 25.85 chains along the south line thereof to the point of beginning. Also: Beginning at a point on the northerly line of the Southern Pacific Company's Railroad

Right of way which point is 22.18 chains north 66° east from a point 5.82 chains north 45° west from a point on the south line of the William Allen D.L. C. # 41, in Tp. 16 S. R. 2 W. W. M. which last mentioned point is 4.15 chains east of the south southwest corner of said Donation Land Claim and from said beginning point run north 30° 15' west 17.63 chains to the center line of the County Road known as the Mohawk Road, thence along said center line of said county road, north 59° east to the easterly line of said Donation Land Claim # 41, and thence south along said easterly line to the northerly right of way line of the Southern Pacific Company's Railroad right of way and thence south 66° west along said northerly line of said railroad right of way to the point of beginning, all in Claim # 41, in township 16 South Range 2 West of the Willamette Meridian, Lane County, Oregon.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s, their heirs and assigns forever. And the said Grantor s do hereby covenant to and with the said Grantee s that they are the owner s in fee simple of said premises; that they are free from all incumbrances subject to easements of record

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: May 8th 1958.

_____(SEAL) James R. Bell _____(SEAL)
_____(SEAL) Alice B. Bell _____(SEAL)

Arizona
STATE OF OREGON, COUNTY OF ~~DAVIS~~ ss:
On this day of May 19 58
personally came before me, a Notary Public in and for said
county, the within named James R. Bell and
Alice B. Bell, his wife,

to me personally known to be the identical person s described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein

Witness my hand and seal this day and year last above written.
[Signature]
Notary Public for Oregon, Oregon
My Commission expires Jan. 13, 1964

State of Oregon,
County of Lane—ss.
I, Harry L. Chase, County Clerk and ex-officio Recorder of Conveyance, in and for said County, do hereby certify that the within instrument was received for record at

1958 MAY 21 PM 4 05

REEL 115 '58 D

Lane County Recorder
HARRY L. CHASE, County Clerk.
[Signature] Deputy.

out of 16-2-24 10 73
7337690

LC 145334

1208

WARRANTY DEED

WINSLOW ASSOCIATES, Oregon Ltd.

the grantor does hereby grant, bargain, sell and convey unto
RICHARD O. EYMANN and EMILY J. EYMANN, husband and wife

the grantees, the following described premises, to-wit:

all that real property situated in Lane County, State of Oregon, described as follows: BEGINNING at a point on the northerly line of County Road No. 20 that is East 2025.93 feet and South 760.0 feet from the North-west Corner of the Alfred Allen Donation Land Claim No. 40, Township 16 South Range 2 West, Willamette Meridian, thence North 80° 00' East along said northerly line 380.0 feet, more or less, to the center of a private road, thence South 11° East 1200.0 feet, more or less, to a point on the southerly right of way line of the Southern Pacific Railroad Right of Way, thence South 1150.0 feet, thence North 40° East 200.0 feet, thence South 16° East 260.0 feet more or less, to the center line of the Mohawk River, thence southwesterly along the centerline of the Mohawk River to a point due South of a point 20.68 chains East of the Northwest Corner of the said Donation Land Claim No. 40, thence North, parallel with the west line of the aforesaid Donation Land Claim No. 40 to the northerly right of way line of County Road No. 20, said point being the southwest corner of the tract conveyed to William B. Farrier, et ux by deed recorded in Book 147, Page 364, Lane County Oregon Records, thence along said northerly line North 80° 00' East, 650.0 feet, more or less, to the point of beginning in Lane County Oregon. EXCEPTING THEREFROM: That portion conveyed to the Southern Pacific Company for railroad purposes as set forth in Instrument recorded August 31, 1899, in Book 47, Page 514, Lane County Oregon Deed Records, in Lane County, Oregon.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantor do hereby covenant to and with the said Grantees, that it is the owner in fee simple of said premises; that they are free from all incumbrances except for taxes not yet payable and easements, rights of way, reservations and restrictions of record,

and that it be will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$ 85,400.00.

The foregoing recital of consideration is true as I verily believe.

Dated: August 14, 1973
WINSLOW ASSOCIATES, Oregon Ltd.
_____(SEAL) _____ (SEAL) General Partner
_____(SEAL) _____ (SEAL) General Partner

7337690

STATE OF OREGON, COUNTY OF LANE, ss:
On this 14th day of August 1973
personally came before me, a Notary Public in and for said county, the within named John B. Winslow and Van B. Larson
to-wit: I am known to be the identical persons de-
scribed in and who executed the within instrument, and
I should hereby certify that they executed the same
freely and voluntarily for the uses and purposes therein
expressed.
Witness my hand and seal this day and year last above

Notary Public for Oregon.

John B. Winslow
Notary Public for Oregon.

My Commission expires 2/22/74 6602 51-117-1117

State of Oregon,
County of Lane—ss.
I, D. M. Penfold, Director of the Department of Records and Elections, in and for the said County, do hereby certify that the within instrument was received for record at

1973 AUG 16 AM 9 12

Reel 651 R
Lane County OFFICIAL RECORDS.
D. M. PENFOLD, Director of the Department of Records & Elections.
By *Robert Jensen* Deputy
C29-003-05

100

16-2-26 10 73

RL145334

7337691

WARRANTY DEED

WINSLOW ASSOCIATES, Oregon Ltd.

the grantor . doES hereby grant, bargain, sell and convey unto
RICHARD O. KYMANN and EMILY J. KYMANN, husband and wife
the grantees . the following described premises, to-wit:

PARCEL 4: Beginning at the Northeast corner of the Henderson Hardesty Donation Land Claim No. 37, Section 25, Township 16 South, Range 2 West of the Willanette Meridian; and running thence West 25.00 chains; thence North 28°40' West 16.41 chains to the true point of beginning of the following described tract of land; thence along the tract of land being sold to Weyerhaeuser Timber Co., North 75°30' East 205.6 feet; thence North 18°58'30" East 919.3 feet, North 55°53' East 1575.5 feet and North 291.0 feet to the center of the Mohawk River; thence leaving said Weyerhaeuser tract and running Southwesterly along the center of said Mohawk River to a point South 70°50' West of the Point of Beginning; thence North 70°50' East to the point of beginning.
EXCEPTING THEREFROM: All that portion thereof lying within the boundaries of Section 23, said Township and Range.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, ~~THEIR~~ heirs and assigns forever. And the said Grantor do ES hereby covenant to and with the said Grantees, that he is the owner in fee simple of said premises; that they are free from all incumbrances except for taxes not yet payable and easements, rights of way, reservations and restrictions of record,

and that he will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$ none.

The foregoing recital of consideration is true as I verily believe.

Dated: August 14, 1973
WINSLOW ASSOCIATES, Oregon Ltd.

(SEAL) *[Signature]* General Partner

(SEAL) *[Signature]* General Partner

7337691

STATE OF OREGON, COUNTY OF LANE, ss:
On this 14th day of August 19 73
I, *[Signature]*, a Notary Public in and for said County of Lane, do hereby certify that the within and subscribed John B. Winslow and *[Signature]* are personally known to be the identical persons described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein written.
Witness my hand and seal this day and year last above written.

[Signature]
Notary Public for Oregon.

My Commission expires 2/22/74

NOT RECORDED
State of Oregon,
County of Lane—ss.
I, D. M. Penfold, Director of the Department of Records and Elections, in and for the said County, do hereby certify that the within instrument was received for record at
1973 AUG 16 AM 9 12
Reel 651 R
Lane County OFFICIAL Records.
D. M. PENFOLD, Director of the Department of Records & Elections.
By *[Signature]* Deputy
C29-083-05

8 16 73 #657 R

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16-2-24

7337693

LC 145334

100 16-2-26

MEMORANDUM OF CONTRACT-ASSIGNMENT

KNOW ALL MEN by these presents: that the undersigned, WINSLOW ASSOCIATES OREG. LTD, a limited partnership has by the written Assignment of Contract dated the 15th day of August, 1973, reference to which is hereby made for all details, agreed to assign their interest in a certain land sale contract represented by a memorandum agreement including the terms and provisions thereof between NORMAN J. GREEN and FRIEDA G. GREEN, husband and wife, to WINSLOW ASSOCIATES OREG. LTD, dated November 19, 1969, recorded November 20, 1969 under Recorder's Reception No. 88187, Lane County Oregon Deed Records, said contract as modified covering the real property on description attached hereto as Exhibit "A", to RICHARD O. EYMANN and EMILY J. EYMANN as Assignees of the Vendee's interest.

This memorandum shall neither add nor detract from any of the rights or obligations of the parties as contained in such contract dated the 19th day of November, 1969 and as modified the 15 day of August, 1973.

Dated this 15th day of August, 1973.

The true and actual consideration is: \$34,600.00.

WINSLOW ASSOCIATES OREG. LTD,
BY: John B. Winslow
General Partner

STATE OF OREGON,)
) ss.
County of Lane,)

Personally appeared the above named JOHN B. WINSLOW, general partner of Winslow Associates Oreg. LTD., an Oregon limited partnership, and acknowledges the foregoing instrument was executed by him on behalf of said limited partnership and his voluntary act and deed. Before me:
Dated August 15, 1973.

HARMS & HAROLD
ATTORNEYS AT LAW
SUITE D, 222 NORTH "A"
SPRINGFIELD, OREGON
PHONE 748-8821

Rita Mae [Signature]
Notary Public for Oregon
My commission expires: 2/22/74



TRACT 1: 7337693

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BEGINNING at a point on the North line of the Alfred Allen Donation Land Claim No. 40 in Township 16 South, Range 2 East of the Willamette Meridian, 20.08 chains east of the Northwest corner of said Claim and running thence East along the North line of said Claim 39.21 chains to the Northeast corner thereof; thence South along the East line of said Claim 450.0 feet to the Southerly right of way line of County Road (and this being the Point of Beginning of Tract conveyed to C. M. Miller and wife by instrument recorded in Book 155, Page 201, Lane County Oregon Deed Records, in Lane County, Oregon); thence along the said Miller tract, the following courses and distances; South 80° 00' West along the Southerly line of County Road, 760.0 feet; thence South 15° 10' East 917.0 feet to the Southerly right of way line of the Southern Pacific Company's willamette; thence South 65° 49' East along the Southerly line of said railroad 1430.0 feet; thence South 12° 36' East 613.0 feet to the center line of Mohawk River; thence leaving said Miller tract and running thence Southeasterly along the center of said Mohawk River to a point due South of a point, 20.00 chains East of the Northwest corner of said Donation Land Claim No. 40; thence North, parallel to the West line of said Donation Land Claim No. 40 to the Northerly right of way line of the County Road; (said point being the Southwest corner of tract of land conveyed to William B. Farrier and wife by instrument recorded in Book 147, Page 346, Lane County Oregon Deed Records, in Lane County, Oregon); thence North 80° 00' East along said County road, 3.20 chains; thence North along said Farrier tract 4.16 chains to the Northeast corner thereof; thence West 3.16 chains to a point 7.96 chains South of the point of beginning; thence North 7.96 chains to the point of beginning, in Lane County, Oregon.

EXCEPTING THEREFROM: That portion conveyed to the Southern Pacific Company for railroad purposes as set forth in instrument recorded August 31, 1899, in book 47, Page 514, Lane County Oregon Deed Records, in Lane County, Oregon.

ALSO EXCEPTING: Those portions lying within the bounds of the County Roads.

ALSO EXCEPTING: Any portion thereof lying Easterly of the Westerly Right of way line of the Parson Creek County Road.

ALSO EXCEPTING: Any portion thereof lying East of Parson Creek, or that part lying Northerly of the Northerly right of way line of the Railroad right of way and South of the South right of way line of County Road #20.

TRACT 2:

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BEGINNING at the Northeast corner of the Henderson Hardesty Donation Land Claim No. 37, in Section 25, Township 16 South, Range 2 East of the Willamette Meridian, and running thence West 26.00 chains; thence North 28° 40' West 16.11 chains to the True Point of Beginning; of the following described tract of land; thence along the tract of land being sold to Weyerhaeuser Timber Co., North 75° 30' East 205.6 feet; thence North 18° 58' 30" East 919.3 feet, North 55° 53' East 1575.5 feet and North 291.0 feet to the center of the Mohawk River; thence leaving said Weyerhaeuser tract and running Southwesterly along the center of said Mohawk River to a point South 70° 50' West of the Point of Beginning; thence North 70° 50' East to the point of beginning.

EXCEPTING: All that portion thereof lying within the boundaries of Section 23, said Township and Range.

continued next page.

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7337693

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... BEGINNING at a point on the north line of the Allied Allet Donation Land Claim No. 40, Township 16 South, Range 2 West, Willamette Meridian that is 20.88 chains East of the Northwest Corner of said claim, thence East along said north line 647.90 feet, thence South 760.0 feet more or less, to a point on the northerly right of way line of County Road No. 20, thence North 80° 00' East along said northerly line 300.0 feet, more or less, to the center of a private road, thence South 11° East 1260.0 feet, more or less, to a point on the southerly right of way line of the Southern Pacific Railroad Right of Way, thence South 1150.0 feet, thence North 40° East 200.0 feet, thence South 16° East 260.0 feet, more or less, to the center line of the Mohawk River, thence southwesterly along the center line of the Mohawk River to a point due South of the point of beginning, thence North, parallel with the West line of the aforesaid Donation Land Claim No. 40 to the northerly right of way line of County Road No. 20, said point being the southwest corner of the tract conveyed to William B. Farrier, et us, by deed recorded in Book 147, Page 304, Lane County Oregon Records, thence along said northerly line North 80° 00' East 3.20 chains, thence along said Farrier Tract North 4.46 chains to the Northeast corner thereof, thence West 3.16 chains, thence North 7.96 chains to the point of beginning in Lane County, Oregon. EXCEPTING THEREFROM that portion conveyed to the Southern Pacific Company for railroad purposes as set forth in Instrument recorded August 31, 1899, in Book 47, Page 514, Lane County Oregon Deed Records, in Lane County, Oregon.

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PARCEL 4: Beginning at the Northeast corner of the Henderson Hardesty Donation Land Claim No. 37, Section 25, Township 16 South, Range 2 West of the Willamette Meridian; and running thence West 25.80 chains; thence North 28° 40' West 16.41 chains to the true point of beginning of the following described tract of land; thence along the tract of land being sold to Weyerhaeuser Timber Co., North 75° 30' East 205.6 feet; thence North 18° 58' 30" East 919.3 feet, North 55° 53' East 1575.5 feet and North 291.0 feet to the center of the Mohawk River; thence leaving said Weyerhaeuser tract and running Southwesterly along the center of said Mohawk River to a point South 70° 50' West of the Point of Beginning; thence North 70° 50' East to the point of beginning.
EXCEPTING THEREFROM: All that portion thereof lying within the boundaries of Section 23, said Township and Range.

EXHIBIT A

3

12-29-75

1206 1229-75 R775/ 16-2-24

7556820
WARRANTY DEED

Office 301-25
RC 145334

FOR VALUE RECEIVED
WINSLOW ASSOCIATES OREG. LTD., a limited partnership
herein referred to as grantors, hereby grant, bargain, sell, and convey unto
RICHARD O. EYMANN and EMILY J. EYMANN, husband and wife

herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit:
described on Exhibit A attached hereto (2 pages)

Send Tax statements to 91947 Marcola Rd., Springfield, Oregon 97477

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances, EXCEPT easements, reservations and restrictions of record

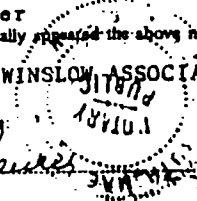
and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$ 34,600.00

Dated August 15 1973 WINSLOW ASSOCIATES OREG LTD
(Seal) By: *John B. Winslow* (Seal)
General Partner
(Seal) By: *Van B. Larson* (Seal)
General Partner

STATE OF OREGON, County of Lane, ss.
JOHN B. WINSLOW and VAN B. LARSON, general partners of WINSLOW ASSOCIATES OREG. LTD, a limited partnership and acknowledged the foregoing instrument to be its voluntary act and deed. Before me

Dated AUGUST 15 A.D. 1973 *Paul Mac Jones*
My Commission Expires 2/22/74 Notary Public for Oregon



17015

Compliments of
CASCADE TITLE COMPANY
Eugene, Oregon
WARRANTY DEED

Return To

1229-75 R775

7556820

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TRACT 1:

BEGINNING at a point on the North line of the Alfred Allen Donation Land Claim No. 40 in Township 16 South, Range 2 West of the Willamette Meridian, 20.89 chains East of the Northwest corner of said Claim and running thence East along the North line of said Claim 39.21 chains to the Northeast corner thereof; thence South along the East line of said Claim 450.0 feet to the Southerly right of way line of County Road (and this being the Point of Beginning of Tract conveyed to C. H. Miller and wife by instrument recorded in Book 155, Page 201, Lane County Oregon Deed Records, in Lane County, Oregon); thence along the said Miller tract, the following courses and distances; South 80° 00' West along the Southerly line of County Road, 760.0 feet; thence South 15° 10' East 947.0 feet to the Southerly right of way line of the Southern Pacific Company's railroad; thence South 65° 49' East along the Southerly line of said railroad 436.0 feet; thence South 12° 36' East 643.0 feet to the center line of Mohawk River; thence leaving said Miller tract and running thence Southeasterly along the center of said Mohawk River to a point due South of a point, 20.89 chains East of the Northwest corner of said Donation Land Claim No. 40; thence North, parallel to the West line of the County Road; (said point being the Southwest corner of tract of land conveyed to William B. Farrer and wife by instrument recorded in Book 47, Page 346, Lane County Oregon Deed Records, in Lane County, Oregon); thence North 80° 00' East along said County road, 3.20 chains; thence North along said Farrer tract 4.16 chains to the Northwest corner thereof; thence West 3.16 chains to a point 7.96 chains South of the point of beginning; thence North 7.96 chains to the point of beginning, in Lane County, Oregon.

EXCEPTING THE THEREOF: That portion conveyed to the Southern Pacific Company for railroad purposes as set forth in instrument recorded August 31, 1899, in Book 47, Page 514, Lane County Oregon Deed Records, in Lane County, Oregon.

ALSO EXCEPTING: Those portions lying within the bounds of the County Roads.

ALSO EXCEPTING: Any portion thereof lying Easterly of the Westerly right of way line of the Parson Creek County Road.

ALSO EXCEPTING: Any portion thereof lying East of Parson Creek, of that part lying Northerly of the Northerly right of way line of the Railroad right of way and South of the South right of way line of County Road #20.

TRACT 2:

BEGINNING at the Northeast corner of the Henderson Hardisty Donation Land Claim No. 37, in Section 25, Township 16 South, Range 2 West of the Willamette Meridian, and running thence West 26.00 chains; thence North 28° 40' West 16.41 chains to the True Point of Beginning; of the following described tract of land; thence along the tract of land being sold to Weyerhaeuser Timber Co., North 75° 30' East 205.6 feet; thence North 16° 58' 30" East 919.3 feet, North 55° 53' East 1575.5 feet and North 291.0 feet to the center of the Mohawk River; thence leaving said Weyerhaeuser tract and running Southwest along the center of said Mohawk River to a point South 70° 50' West of the Point of Beginning; thence North 70° 50' East to the point of beginning.

EXCEPTING: All that portion thereof lying within the boundaries of Section 23, said Township and Range.

continued next page.

12-29-75

12-29-75 R775

7556820

EXCEPTING THEREFROM:

BEGINNING at a point on the north line of the Allied Alien Donation Land Claim No. 40, Township 16 South, Range 2 West, Willamette Meridian that is 20.80 chains East of the Northwest corner of said claim, thence East along said north line 647.90 feet, thence South 760.0 feet more or less, to a point on the northerly right of way line of County Road No. 20, thence North 80° 00' East along said northerly line 320.0 feet, more or less, to the center of a private road, thence South 11° East 1260.0 feet, more or less, to a point on the southerly right of way line of the Southern Pacific Railroad Right of Way, thence South 1150.0 feet, thence North 40° East 200.0 feet, thence South 10° East 260.0 feet, more or less, to the center line of the Mohawk River, thence southwesterly along the center line of the Mohawk River to a point due South of the point of beginning, thence North, parallel with the West line of the aforesaid Donation Land Claim No. 40 to the northerly right of way line of County Road No. 20, said point being the southwest corner of the tract conveyed to William B. Farrier, et us, by deed recorded in Book 147, Page 364, Lane County Oregon Records, thence along said northerly line North 80° 00' East 3.20 chains, thence along said Farrier Tract North 4.40 chains to the Northeast corner thereof, thence West 3.16 chains, thence North 7.00 chains to the point of beginning, in Lane County, Oregon. EXCEPTING THEREFROM: That portion conveyed to the Southern Pacific Company for railroad purposes as set forth in Instrument recorded August 31, 1899, in Book 47, Page 514, Lane County Oregon Deed Records, in Lane County, Oregon.

ALSO EXCEPTING THEREFROM:

PARCEL 4: Beginning at the Northeast corner of the Henderson Hardesty Donation Land Claim No. 37, Section 25, Township 16 South, Range 2 West of the Willamette Meridian; and running thence West 26.80 chains; thence North 28° 40' West 16.41 chains to the true point of beginning of the following described tract of land; thence along the tract of land being sold to Weyerhaeuser Timber Co., North 75° 30' East 205.6 feet; thence North 18° 58' 30" East 919.3 feet, North 55° 53' East 1575.5 feet and North 291.0 feet to the center of the Mohawk River; thence leaving said Weyerhaeuser tract and running Southwesterly along the center of said Mohawk River to a point South 70° 50' West of the Point of Beginning; thence North 70° 50' East to the point of beginning.

EXCEPTING THEREFROM: All that portion thereof lying within the boundaries of Section 25, said Township and Range.

7556820

State of Oregon.
County of Lane—ss.
I, D. M. Penfold, Director of the Department of Records and Elections, in and for the said County, do hereby certify that the within instrument was received for record at

1975 DEC 29 PM 12 42

Reel 775 R

Lane County OFFICIAL RECORDS.

D. M. PENFOLD, Director of the Department of Records & Elections

B. Della Cold Deputy

C79-083-05

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8 2 2 8 3 12-29-75

EXHIBIT A

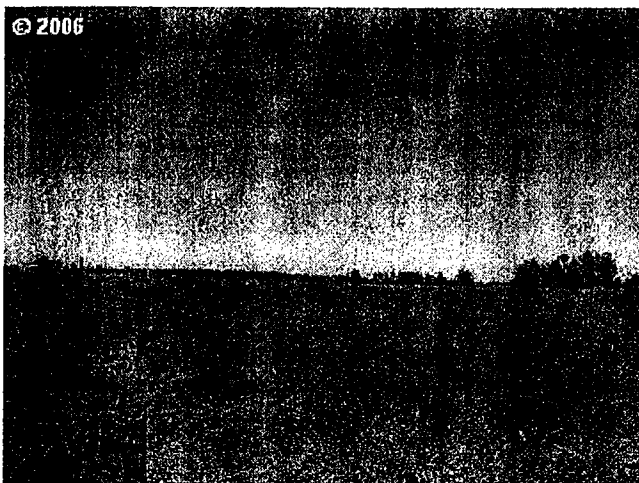
Property Values for Comparison



#	Address	Zone	Acres	Price	\$/acre	Status
	Eymann Property: tax value	E-40	253	1,077,703	4,260	
1	Ferguson/Hulbert, Junction City Not buildable	E-30	25	125,000	4,998	Sold
2	94471 Willamette Dr., Junction City	E-30	60	325,000	5,417	Sold
3	26088 Clearingside Dr., Junction City	E-40	40	395,000	9,875	Pending
4	92099 Marcola Rd., Marcola		60	600,000	10,000	Sold
5	Sunderman Rd., Mohawk	RR5	2.5	250,000	10,000	Active
6	McNutt Island, Walterville		160	1,850,000	11,562	Active
7	25180 Sturtevant Dr., Veneta	E-40	28	335,000	12,155	Sold
8	Cloverale, Creswell	E-25	27	334,900	12,571	Sold
9	East Kelso Lane, Marcola		4	159,000	42,857	Active
10	Wendling, Marcola	RR5	4	190,000	50,667	Active

Our goal is to have the right to sell less than one acre parcels so that if necessary, we may sell the least amount of land and continue to farm the rest.

If the property was divided into 4 acre parcels, the potential value would be \$10,842,821- \$12,818,751. The estimated loss due to current land use laws is \$9,765,118- \$11,741,048.



Presented by: Ken Broughton Agent Full
 Broughton Properties
LOTS AND LAND Status: SLD 5/3/2007 12:26:58 PM
 ML#: 6044687 Area: 237 List Price: \$125,000
 Address: Ferguson/Hulbert Lk
 City: Junction City Zip: 97448
 Additional Parcels: /
 Map Coord: 0/A/0 Zoning: E30 List Type: ER LR: N
 County: Lane Tax ID: 20105
 Subdivision:
 Manufhs Okay: N CC&Rs: N
 Elem: LAUREL Middle: OAKLEA
 High: JUNCTION CITY Prop Type: FRM/FOR
 Legal: 15-05-24-00-00401 and 15-05-24-00-00200
 Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 20-49.99AC	Acres: 24.61	Lot Dimensions:
Waterfront: N /	River/Lake:	Availability: SALE #Lots:
Perc Test: N / NONE	RdFrntg: Y	Rd Surf: PAVEDRD
Seller Disc: DSCLOSUR	Other Disc:	View: MNTAIN
Lot Desc: PASTURE, PRIVRD		Soil Type/Class: Conser Silty Clay Lm
Topography: LEVEL		Present Use: AGRICUL
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: POW-AVL
 Existing Structure: Y /

REMARKS

XSt/Dir: Hwy 99 W. left Ferguson - Hulbert
 Private: 2 tax lots, one fronts on Ferguson, one on Hulbert Lake. Great farm ground - hay crop in - close to Junction City, not buildable ,check with land planners as to process
 Public: 2 tax lots, one fronts on Ferguson, one on Hulbert Lake. Great farm ground - hay crop in - close to Junction City

FINANCIAL

Prop Tax/Yr: 125	Spcl Asmt Balance:	Tax Deferral: Y	BAC: % 3
Crop/Land Lease: N		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH		Escrow Preference:	

BROKER / AGENT DATA

BRCD: 5HEW01	Office: Re/Max Advantage Plus	Phone: 541-942-0151	Fax: 541-942-0100
LPID: DUERSTHI	Agent: Sherry Duerst-Higgins	Phone: 541-767-2016	Cell/Pgr: 541-953-6689
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: sherry@duerst-higgins.com			
List: 5/31/2006	Exp:	Show: VACANT	Poss:
Tran: 12/14/2006		Owner: Roberts	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 9/13/2006	DOM/CDOM: 105 / 105	O/Price: \$125,000
Sold: 12/14/2006	Terms: CONV /	Sold Price: \$123,000
SPID: ALBERTSL	S/Agt: Larry Alberts	S/Off: 5KES01
		S/Off Phone: 541-431-6480

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

4997.96 / ac.



#2

e-30

No Photo Available

Presented by: Ken Broughton
Broughton Properties **Agent Full**

LOTS AND LAND Status: SLD 5/3/2007 12:26:59 PM
 ML#: 6064677 Area: 237 List Price: \$325,000
 Address: 94471 WILLAMETTE DR
 City: Junction City Zip: 97448
 Additional Parcels: /
 Map Coord: 0/A/0 Zoning: List Type: ER LR: N
 County: Lane Tax ID: 18083
 Subdivision: CC&Rs: N
 Manufhs Okay: Y Elem: LAUREL Middle: OAKLEA
 High: JUNCTION CITY Prop Type: FRM/FOR
 Legal: At Closing
 Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 50-99.99AC	Acres: 60	Lot Dimensions:
Waterfront: Y / RIVER	River/Lake: Willamette	Availability: SALE #Lots:
Perc Test: N / NONE	RdFrntg: Y	Rd Surf: PAVEDRD
Seller Disc: DSCLOSUR	Other Disc:	View: RIVER, MNTAIN
Lot Desc: PRIVATE		Soil Type/Class:
Topography: LEVEL		Present Use: AGRICUL
Soil Cond: OTHER		

IMPROVEMENTS

Utilities: OTHER
Existing Structure: N /

REMARKS

XSt/Dir: Next to 94471 Willamette
Private: Property is in the process of being split. It is a legal lot. There is Willamette River frontage approximately 900+- feet. Great soil for growing. Buyer will have to get their own building permit.
Public:

FINANCIAL

Prop Tax/Yr: 3358.53	Spcl Asmt Balance:	Tax Deferral: Y	BAC: % 2.5
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:		Escrow Preference: Fatco - Joyce	
Terms: CASH			

BROKER / AGENT DATA

BRCD: 5COL01	Office: Coldwell Banker CIR	Phone: 541-338-3201	Fax: 541-338-3299
LPID: 1673	Agent: Andy Anderson	Phone: 541-338-3240	Cell/Pgr: 541-954-3054
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: anderson@cbcir.com			
List: 7/26/2006	Exp:	Show: CALL-LA	Poss: NEGO
Tran: 1/30/2007		Owner: Wilcox	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 11/2/2006	DOM/CDOM: 99 / 99	O/Price: \$325,000
Sold: 1/24/2007	Terms: LSE-BAK /	Sold Price: \$325,000
SPID: 1673	S/Agt: Andy Anderson	S/Off: 5COL01
		S/Off Phone: 541-338-3200

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5416.66 / Acres

3



Presented by: Ken Broughton
 Broughton Properties
 Agent Full

LOTS AND LAND Status: PEN 5/3/2007 12:26:53 PM
 ML#: 6036750 Area: 237 List Price: \$429,900
 Address: 26088 Clearingside DR
 City: Junction City Zip: 97448
 Additional Parcels: /
 Map Coord: 63/A/7 Zoning: E40 List Type: ER LR: N
 County: Lane Tax ID: 1317807
 Subdivision:
 Manufhs Okay: Y CC&Rs: N
 Elem: TERRITORIAL Middle: OAKLEA
 High: JUNCTION CITY Prop Type: RESID
 Legal: 160520000800
 Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 20-49.99AC Acres: 40
 Waterfront: / River/Lake:
 Perc Test: / RdFrntg:
 Seller Disc: Other Disc:
 Lot Desc: MRCHTIM, PASTURE, PRIVATE, SECLDED, WOODED
 Topography: ROLLING, SLOPED
 Soil Cond: NATIVE

Lot Dimensions:
 Availability: SALE #Lots:
 Rd Surf: GRAVLRD
 View: LAKE, VALLEY
 Soil Type/Class:
 Present Use: RAWLAND, TIMBER

IMPROVEMENTS

Utilities: POW-AVL, WELL, STD-SEP
 Existing Structure: Y / RESIDNC

REMARKS

XS/Dir: Hwy 36 South on Territorial 1/2 mile to Clearingside
 Private: Georgous 40 view acres of Cheshire Valley, Fernridge Lake, Eugene, & The Cascades. Very private - Sale includes septic approval, well and driveway in, plus a home to live in while you build your home, Call agent for details,
 Public: Georgous 40 View Acres of Cheshire Valley, Fernridge Lake, Eugene, & The Cascades. Very private - Sale includes septic approval, well and driveway in, plus a home to live in while you build your dream home

FINANCIAL

Prop Tax/Yr: 200 Spcl Asmt Balance:
 Crop/Land Lease: N Tax Deferral: BAC: % 2
 HOA Dues: HOA Dues-2nd: 3rd Party: N SAC:
 HOA Incl:
 Terms: CASH Escrow Preference:

BROKER / AGENT DATA

BRCD: 5LES01 Office: Leslie & Leslie Realtors Phone: 541-998-8909 Fax: 541-998-8605
 LPID: 5202 Agent: Ed Leslie Phone: 541-998-8909 Cell/Pgr: 541-914-2222
 CoLPID: CoBRCD: CoAgent:
 Agent E-mail: 4leslie@earthlink.net
 List: 5/11/2006 Exp: Show: APTONLY, CALL1ST, CALL-LO Poss:
 Tran: 2/22/2007 Owner: Morris Phone: 541-998-2583
 Tenant: Phone:

COMPARABLE INFORMATION

Pend: 2/20/2007 DOM/CDOM: 285 / 599 O/Price: \$395,000
 Sold: Terms: Sold Price:
 SPID: 5202 S/Agnt: Ed Leslie S/Off: 5LES01 S/Off Phone: 541-998-8909

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

9875/AL

(4)

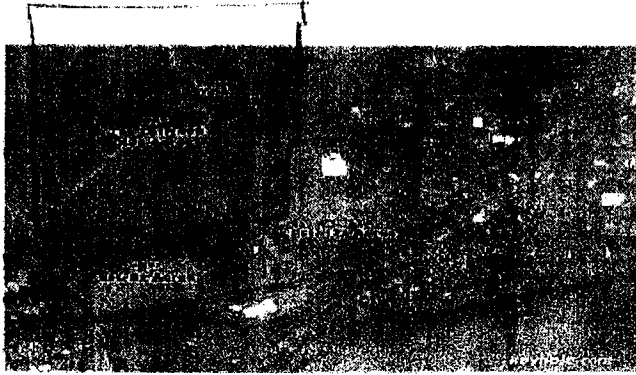
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©2005

Parcelization Plan: Marcola Property

Presented by: Ken Broughton Broughton Properties

Agent Full



LOTS AND LAND Status: SLD 5/3/2007 1:38:58 PM
ML#: 6021697 Area: 250 List Price: \$600,000
Address: 92099 MARCOLA RD
City: Springfield Zip: 97478
Additional Parcels: /
Map Coord: 133/C/2 Zoning: List Type: ER LR: N
County:Lane Tax ID: 35160
Subdivision:
Manufhs Okay: Y CC&Rs:
Elem: MOHAWK Middle:
High: THURSTON Prop Type: FRM/FOR
Legal: 6 tax lots include 100, 5800, 2400, 2200, 1401, 1499 Zoning varies
RI,RR-1,M2-F-2
Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

*Portion of Tax Lot 100
**Portion of Tax Lot 100 and
includes Tax Lots 2900, 2400, 2200

GENERAL INFORMATION

Lot Size: 50-99.99AC Acres: 60
Waterfront: / River/Lake: Mohawk
Perc Test: / RdFrntg:
Seller Disc: Other Disc: soil
Lot Desc: TREES
Topography: SLOPED
Soil Cond:

Lot Dimensions:
Availability: SALE #Lots:
Rd Surf:
View:
Soil Type/Class:
Present Use: MIX-USE, TIMBER

IMPROVEMENTS

Utilities: POWER, SEPTIC, WATER
Existing Structure: Y / OTHER, SHOP

REMARKS

XSt/Dir: Marcola Road
Private: 60 acres of endless possibilities. Timber cruzed & cut 4yrs ago & re-seeded, shop(new roof) 6 bays of dry kiln (great for wine barrels), Truckers office,scales,80K gal. water tank, oil burner, 2 fire hydrants, 3X septic tanks, water rights to river, RV hkups, Winery possibility & so much more!
Public: 60 acres of endless possibilities.Timber cut 4yrs ago & reseeded,shop,6 bays of dry kiln (great for wine barrels), Truckers office,scales,80K gal. water tank,oil rm,oil burner, 2 fire hydrants, 3X septic tanks,water rights to river, RV hkups, Winery possibility and so much more!

FINANCIAL

Prop Tax/Yr: 2704.86 Spcl Asmt Balance:
Tax Deferral: BAC: % 2.7
Crop/Land Lease: 3rd Party: N SAC:
HOA Dues: HOA Dues-2nd:
HOA Incl:
Terms: CASH, CONV, OWNCONT Escrow Preference:

BROKER / AGENT DATA

BRCD: JLSP22 Office: John L. Scott RE/Sherwood Phone: 503-925-2400 Fax: 503-925-2450
LPID: NISHIOKA Agent: Lisa Nishioka Phone: 503-380-6797 Cell/Pgr:
CoLPID: CoBRCD: CoAgent: CoPh:
Agent E-mail: soldinoregon@comcast.net
List: 3/26/2006 Exp: Show: AG-ACCM, CALL-LA Poss: NEGO
Tran: 8/14/2006 Owner: Enoch Skirvin & Son's Phone:
Tenant: Phone:

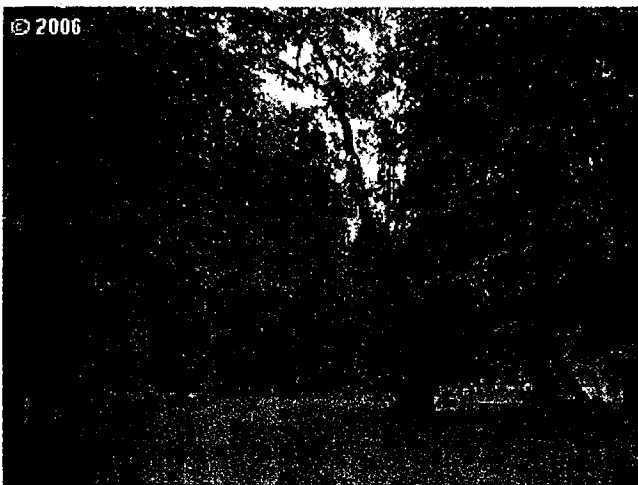
COMPARABLE INFORMATION

Pend: 3/31/2006 DOM/CDOM: 5 / 5 O/Price: \$600,000
Sold: 8/14/2006 Terms: OWNCONT / Sold Price: \$600,000
SPID: BRASHNYK S/Ag: Gregory Brashnyk Jr. S/Off: 5CHB01 S/Off Phone: 541-687-1415

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

5

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Presented by: Ken Broughton Agent Full
 Broughton Properties
LOTS AND LAND Status: ACT 5/3/2007 1:41:17 PM
 ML#: 6057173 Area: 250 List Price: \$250,000
 Address: Sunderman RD
 City: Springfield Zip: 97478
 Additional Parcels: N/
 Map Coord: 14/F/4 Zoning: RR-5 List Type: ER LR: N
 County: Lane Tax ID: 1270006
 Subdivision:
 Manufhs Okay: Y CC&Rs: N
 Elem: MOHAWK Middle: BRIGGS
 High: THURSTON Prop Type: RESID
 Legal: 1702030000607
 Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 1-2.99AC	Acres: 2.5	Lot Dimensions: irreg.482x314 (305)
Waterfront: /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFrntg: Y	Rd Surf: PAVEDRD
Seller Disc:	Other Disc:	View: GOLFCSE, TREES
Lot Desc: GOLFCSE, TREES		Soil Type/Class:
Topography: LEVEL		Present Use: RESIDNC
Soil Cond:		

IMPROVEMENTS

Utilities: SPT-APP, WELL
Existing Structure: N /

REMARKS

XSt/Dir: N on Marcola Rd, R on Sunderman, Just past Country Club, on West Side
Private: Seller reports a good well with 20 gpm, and 'perfect' water. Preliminary Septic Approval for sand filter system. Photos show view of property, surrounding properties and views of 18th Fairway.
Public: This 2.5 acre site with frontage on the 18th Fairway of the Springfield Country Club is nearly level, and sited among large maples and oaks. Has preliminary septic approval and well. This quiet location is what you have been looking for! Property is directly north of 90400 Sunderman Road.

FINANCIAL

Prop Tax/Yr: 460.89	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:		Escrow Preference:	
Terms: CASH			

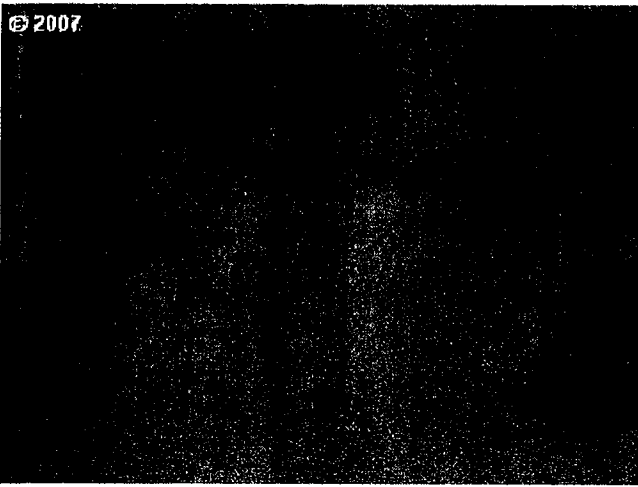
BROKER / AGENT DATA

BRCD: 5UNQ01	Office: Unique Properties	Phone: 541-484-9381	Fax: 541-345-4779
LPID: 4381	Agent: Julie Huff	Phone: 541-953-4476	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: julie@unique.cc			
List: 7/7/2006	Exp:	Show: VACANT	Poss: CLOSING
Tran: 4/5/2007		Owner: Hageman	Phone:
		Tenant:	Phone:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

(6)

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Presented by: Ken Broughton **Agent Full**
 Broughton Properties
LOTS AND LAND Status: ACT 5/3/2007 1:35:40 PM
 ML#: 7033256 Area: 233 List Price: \$1,850,000
 Address: McNutt Island
 City: Waltherville Zip: 98788
 Additional Parcels: Y/
 Map Coord: 26//12 Zoning: List Type: ER LR: N
 County:Lane Tax ID: 1393667
 Subdivision:Deed Restrictions
 Manufhs Okay: N CC&Rs: N
 Elem: WALTERVILLE Middle:THURSTON
 High: THURSTON Prop Type: FRM/FOR
 Legal: To be provided by seller
 Public Internet/Address Display: Y/Y Offer/Nego: CALL-LA

GENERAL INFORMATION

Lot Size: 100-199.99AC	Acres: 160	Lot Dimensions:	
Waterfront: Y / RIVER	River/Lake: McKenzie	Availability: SALE	#Lots: 1
Perc Test: /	RdFrntg: Y	Rd Surf: GRAVLRD	
Seller Disc:	Other Disc: Deed Restrictions	View: RIVER, MNTAIN	
Lot Desc: CLEARED, STREAM, TREES		Soil Type/Class: Gravely Loam	
Topography: FLOODPL, LEVEL, ROLLING		Present Use: FARM	
Soil Cond: FILLED, NATIVE			

IMPROVEMENTS

Utilities: NONE
Existing Structure: N /

REMARKS

XSt/Dir: South of the EWEB canal across Mckenzie River South of 126 W. @ M.P. 14
Private: Absolutely gorgeous with spring and pond on one of the cleanest rivers in the country. Currently being farmed. This listing includes the most western 160 acres of the island. Birds and wild life abounds.
Public: PC# 1321 This listing includes the most western 160 acres of McNutt Island. 1+ miles of river frontage. Super fishing.Goergous river scenes, currently farmed. Built up areas, road and bridge easement. Quiet area of with upscale deed restrictions. Sold subject to partiton and legal lot description.

FINANCIAL

Prop Tax/Yr: 337.2 **Spcl Asmt Balance:** **Tax Deferral:** **BAC:** % 3
Crop/Land Lease: Y **3rd Party:** N **SAC:**
HOA Dues: **HOA Dues-2nd:**
HOA Incl:
Terms: CASH, CONV, OWNCONT **Escrow Preference:** Pacific Northwest Ti

BROKER / AGENT DATA

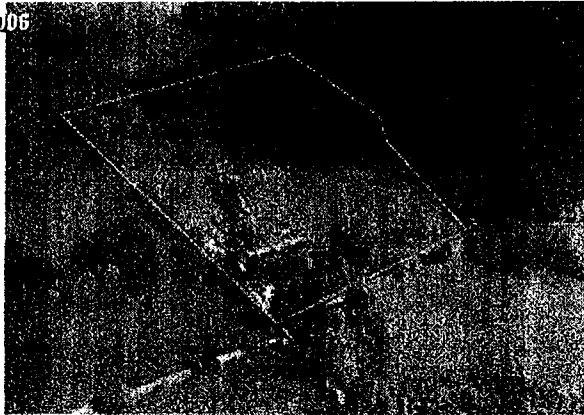
BRCD: 5COL01	Office: Coldwell Banker CIR	Phone: 541-338-3200	Fax: 541-338-3299
LPID: VUKSICHA	Agent: Anita Vuksich	Phone: 541-485-7033	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: AnitaV@prurep.com			
List: 4/13/2007	Exp:	Show: APTONLY, CALL-LA	Poss: CLOSING
Tran: 4/25/2007		Owner: McNutt	Phone:
		Tenant:	Phone:

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

7



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Presented by: Ken Broughton
 Broughton Properties
Agent Full
LOTS AND LAND Status: SLD 5/3/2007 12:26:57 PM
 ML#: 6001165 Area: 236 List Price: \$335,000
 Address: 25180 STURTEVANT DR
 City: Veneta Zip: 97487
 Additional Parcels: N/
 Map Coord: 8/C/6 Zoning: E40 List Type: ER LR: N
 County: Lane Tax ID: 752145
 Subdivision:
 Manufhs Okay: Y CC&Rs: N
 Elem: APPLGATE Middle:
 High: CROW Prop Type: RESID
 Legal: 1805190003400
 Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 20-49.99AC	Acres: 27.56	Lot Dimensions:
Waterfront: /	River/Lake:	Availability: SALE #Lots:
Perc Test: /	RdFrntg: Y	Rd Surf: PAVEDRD
Seller Disc: DSCLOSUR	Other Disc:	View: CREEK, VALLEY
Lot Desc: PRIVATE, WOODED		Soil Type/Class:
Topography: LEVEL		Present Use:
Soil Cond:		

IMPROVEMENTS

Utilities: POWER, WELL
 Existing Structure: / OTHER

REMARKS

XSt/Dir: Go to Crow W. on Vaughn Rd. 1/4 mile, S. on Sturtevant
 Private: Please contact Ed St. Clair at 541-953-2828 for showing instructions. To close at Cascade Title with Gayle.
 Public: Nice 27 acre parcel near Crow with water rights. (Home is of little value.) Owner carry terms. With \$75,000 down, seller will carry balance at 8% interest, 30 year schedule with 8 year call. \$1,971 per month. Lines show on aerial photograph are approximate.

FINANCIAL

Prop Tax/Yr: 339.34	Spcl Asmt Balance:	Tax Deferral: Y	BAC: % 5
Crop/Land Lease:		3rd Party: N	SAC: % 0
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: OWNCONT		Escrow Preference:	

BROKER / AGENT DATA

BRCD: 5PRU02	Office: Prudential R.E. Professionals	Phone: 541-342-7625	Fax: 541-485-4460
LPID: STCLAIRA	Agent: Adrienne St Clair	Phone: 541-302-4474	Cell/Pgr: 541-302-4474
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: Adrienne@TheStClairs.com			
List: 1/6/2006	Exp:	Show: CALL-LO, VACANT	Poss: IMMED
Tran: 6/6/2006		Owner: CLO	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 2/6/2006	DOM/CDOM: 31 / 280	O/Price: \$335,000
Sold: 5/26/2006	Terms: CONV /	Sold Price: \$344,000
SPID: BODARTM	SAgt: Marcos Bodart	S/Off: 5ASR04 S/Off Phone: 541-995-2220

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

12155.29

8



No Photo Available

Presented by: Ken Broughton Agent Full
 Broughton Properties
 LOTS AND LAND Status: SLD 5/3/2007 12:26:55 PM
 ML#: 6056071 Area: 235 List Price: \$334,900
 Address: Cloverdale
 City: Creswell Zip: 97426
 Additional Parcels: /
 Map Coord: 10/G/12 Zoning: EFU25 List Type: ER LR: N
 County: Lane Tax ID: 836948,836930
 Subdivision:
 Manufhs Okay: CC&Rs: N
 Elem: CRESLANE Middle: CRESWELL
 High: CRESWELL Prop Type: FRM/FOR
 Legal: T19,R03,S14, Lots 1400 & 1500
 Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

GENERAL INFORMATION

Lot Size: 20-49.99AC	Acres: 26.64	Lot Dimensions:	
Waterfront: N / OTHER	River/Lake:	Availability: SALE	#Lots: 2
Perc Test: N /	RdFrntg: N	Rd Surf:	
Seller Disc: DSCLOSUR	Other Disc:	View: MNTAIN, VALLEY	
Lot Desc: PASTURE		Soil Type/Class: Native	
Topography: LEVEL		Present Use: AGRICUL, LEASED	
Soil Cond: NATIVE			

IMPROVEMENTS

Utilities: NONE
 Existing Structure: N / NONE

REMARKS

XSt/Dir: E. on Cloverdale to Green Mailbx #82847 R before Grn Barn R again to Pro
 Private: Acreage currently planted in Grass Seed. Zoned EFU25. Owner reserves the right to harvest crop when mature. Owner Terms with 50K down, 7% Interest, amortize 30 years with 10 year baloon. This property is completely fenced.
 Public: Acreage currently planted in Grass Seed. Zone EFU25. Owner reserves the right to harvest crop when mature. Owner Terms with 50Kdown, 7% Interest, amortize 30 years with 10 year baloon.

FINANCIAL

Prop Tax/Yr: 783.71	Spcl Asmt Balance:	Tax Deferral:	BAC: % 2.5
Crop/Land Lease: Y	HOA Dues-2nd:	3rd Party: N	SAC:
HOA Dues:		Escrow Preference:	
HOA Incl:			
Terms: OWNCONT			

BROKER / AGENT DATA

BRCD: 5HEW01	Office: Re/Max Advantage Plus	Phone: 541-942-0151	Fax: 541-942-0100
LPID: ZOBELBIL	Agent: William Zobel	Phone: 541-849-3143	Cell/Pgr: 541-912-7124
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: bzobel@oip.net			
List: 7/2/2006	Exp:	Show: CALL-LA	Poss: CLOSING
Tran: 8/1/2006		Owner: Layton	Phone:
		Tenant:	Phone:

COMPARABLE INFORMATION

Pend: 7/6/2006	DOM/CDOM: 4 / 4	O/Price: \$334,900	
Sold: 7/31/2006	Terms: OWNCONT /	Sold Price: \$334,900	
SPID: AMSBERRY	S/Agt: Nancy Amsberry	S/Off: 5NAM01	S/Off Phone: 541-895-8970

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

12576.32

9

Desktop Search **Prospecting** Realtor Info MLS Roster Toolkit Back Office Logoff



Presented by: Ken Broughton **Agent Full**
 Broughton Properties
LOTS AND LAND Status: ACT 5/3/2007 1:43:46 PM
 ML#: 6040964 Area: 250 List Price: \$159,000
 Address: E Kelso LN Zip: 97454
 City: Marcola
 Additional Parcels: /
 Map Coord: 0/0/0 Zoning: List Type: ER LR: N
 County:Lane Tax ID: Not Found
 Subdivision:
 Manufhs Okay: CC&Rs:
 Elem: MARCOLA Middle:MOHAWK
 High: MOHAWK Prop Type: RESID
 Legal: to be provided by escrow
 Public Internet/Address Display: Y/Y Offer/Nego:

GENERAL INFORMATION

Lot Size: 3-4.99AC	Acres: 3.71	Lot Dimensions:	
Waterfront: /	River/Lake:	Availability: SALE	#Lots: 4
Perc Test: /	RdFrntg:	Rd Surf:	
Seller Disc:	Other Disc:	View:	
Lot Desc:		Soil Type/Class:	
Topography:		Present Use:	
Soil Cond:			

IMPROVEMENTS

Utilities: POW-AVL
 Existing Structure: N / NONE

REMARKS

XSt/Dir: Marcola Road to Mile post 18 right on East Kelso Lane
 Private: PC2833 Build your custom dream home on this private homesite with stunning views.
 Public: PC2833 Build your custom dream home on this private homesite with stunning views. Septic site approval and power available.
 Call listing office for more details

FINANCIAL

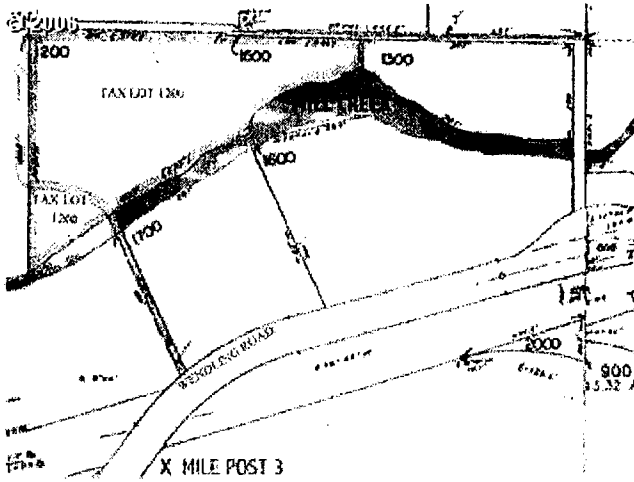
Prop Tax/Yr: 0	Spcl Asmt Balance:	Tax Deferral:	BAC: % 3
Crop/Land Lease:		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:		Escrow Preference:	FATCO - Cindy Leary
Terms: CASH, CONV			

BROKER / AGENT DATA

BRCD: 5COL01	Office: Coldwell Banker CIR	Phone: 541-338-3200	Fax: 541-338-3299
LPID: MILLMIKE	Agent: Mike Miller	Phone: 541-334-7653	Cell/Pgr: 541-954-4454
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: cbmiller@continent.com			
List: 5/19/2006	Exp:	Show: VACANT	Poss:
Tran: 3/28/2007		Owner: CLO	Phone:
		Tenant:	Phone:

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

Desktop Search **(10)** Prospecting Realtor Info MLS Roster Toolkit Back Office Logoff



Presented by: Ken Broughton Agent Full
 Broughton Properties
LOTS AND LAND Status: ACT 5/3/2007 1:42:42 PM
 ML#: 6100055 Area: 250 List Price: \$190,000
 Address: Wending RD City: Marcola Zip: 97454
 Additional Parcels: /
 Map Coord: 7/B/12 Zoning: RR5 List Type: ER LR: Y
 County: Lane Tax ID: 29080
 Subdivision:
 Manufhs Okay: Y CC&Rs: N
 Elem: MARCOLA Middle: MOHAWK
 High: THURSTON Prop Type: RESID
 Legal: 16-01-09-40 TL 1200
 Public Internet/Address Display: Y/Y Offer/Nego: LA-ONLY

[Virtual Tour](#)

GENERAL INFORMATION

Lot Size: 3-4.99AC	Acre: 3.75	Lot Dimensions: Irregular
Waterfront: Y / CREEK	River/Lake: Mill Creek	Availability: SALE #Lots: 1
Perc Test: N /	RdFrntg:	Rd Surf: CREEK, MNTAIN
Seller Disc: EXEMPT	Other Disc:	Soil Type/Class: Cloquato Silt Loam
Lot Desc: PASTURE, PRIVATE, SECLDED, STREAM, TREES, PRIVRD		Present Use: RAWLAND
Topography: LEVEL		
Soil Cond: NATIVE		

IMPROVEMENTS

Utilities: NONE, POW-AVL
 Existing Structure: Y / STORAGE

REMARKS

XSt/Dir: Marcola Rd to Wending Rd MP3 to private rd at 39547, across new bridge
Private: 735' of beautiful Mill Creek frontage! Access property over NEW bridge. Property on both sides of rd, mostly on right (east). Another access on east side, call LA for info. Private rd easement in LO. 8 X 10 storage shed. LB on gate before bridge. Plastic tape marks approx. west line. Owner out of country, present to LA, give time to contact owner.
Public: 735' of beautiful Mill Crk frontage! After crossing NEW bridge, property on both sides of private road, but mostly on your right (east). 8 X 10 storage shed. Plastic tape marks approx. west line. See Virtual Tour (above) for more pictures.

FINANCIAL

Prop Tax/Yr: 331.17	Spcl Asmt Balance:	Tax Deferral: N	BAC: % 3
Crop/Land Lease: N		3rd Party: N	SAC:
HOA Dues:	HOA Dues-2nd:		
HOA Incl:			
Terms: CASH, CONV		Escrow Preference: Cascade-Melissa B	

BROKER / AGENT DATA

BRCD: 5WJT01	Office: Windermere RE Lane County	Phone: 541-484-2022	Fax: 541-465-8169
LPID: 4131	Agent: Jean Heneghan	Phone: 541-342-2113	Cell/Pgr:
CoLPID:	CoBRCD:	CoAgent:	CoPh:
Agent E-mail: JeanH@JeanH.com			
List: 11/10/2006	Exp:	Show: RMLSLBX, VACANT	Poss: CLOSING
Tran: 11/17/2006		Owner: Ki-Mok Kim	Phone:
		Tenant:	Phone:

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